

BIG LAGOON COMMUNITY SERVICES DISTRICT
UNAPPROVED MINUTES of the Regular Monthly Board Meeting
Saturday July 24, 2021 - 6:00 PM - Big Lagoon School Community Room

1. Chair's Call to Order (Bill)

The open/regular meeting of the Big Lagoon Community Services District convened at 6PM.
Board members in attendance: Bill Wenger, Chair; Gus Satein, Vice Chair; Chuck King, Director
Staff in attendance: Mara Friedman, Board Secretary; Val Castellano, Water Operator;
Dana Hope, Meter Reader
Community members in attendance: Margie Adler, Louise Minor, Mary Coakley, Rob Wilson

2. Agenda for July 24, 2021 (Bill) Amend / Approval

Gus suggested that we table agenda item #8 until our August meeting, when the full board will be present to discuss the issue.

Motion made to approve the 7/24/21 meeting agenda.

Motion: Gus, Second: Chuck – Motion Approved: 3 ayes, 0 nays.

Agenda approved as amended by Gus.

(NOTE: As Dick is absent, the ACCOUNTS RECEIVABLE REPORT will be on the August agenda.)

3. June 15, 2021 Unapproved Meeting Minutes (P) (Bill) Amend / Approval

There were no changes to the meeting minutes.

Minutes are approved as distributed by Bill.

4. Vice-Chair's Report (Gus)

4.1 Meter research and recommendations: Due to age and wear, we need to replace our Badger water meters, either with high tech models or the same manual models that we currently have. Gus spoke with Kathy Richards from Badger Meter Company, who provided a wealth of information.

There are 5 options to consider. Option A is to simply replace existing meters with the same style. Options 1 & 2 are mechanical meter systems (industry standard), bronze or polymer body, both with 10 year warranty. A downside of polymer is that it is easy to cross-thread the connection. Options 3 & 4 are ultrasonic meter systems, with no moving parts to wear out. These meters are extremely accurate (more than mechanical meters). These options also offer a LED readout and a 10 year pro-rated warranty in addition to the 10 year warranty offered on all Badger products. All options (except option A) use a battery powered radio transmitter that sends data to the hand-held computer tablet and stores the data for up to 90 days. This data can then be uploaded to the software program. The batteries are good for 20 years. Option 3 is stainless steel. Badger is shifting away from stainless steel and will be using bronze instead.

An area of concern with all meters is that gophers and moles love to chew the wiring. Badger offers an option to encase and protect the wiring for an up-charge of \$3 per unit.

Kathy is willing to do a presentation at the next meeting. Gus feels fully confident with her and Badger's products. McKinleyville has installed Badger mechanical meters, while Eureka has installed Badger ultrasonic units. Badger software is easy to use, can be upgraded automatically via the Cloud and it interfaces beautifully with Excel, which is the program Dick uses. The software generates reports that can identify leaks. With the ultrasonic unit, the meter reader can take readings from their car, as much as 15 feet from the meter. It takes approximately 10 seconds per house to read, and would require only one volunteer. Because this new method is so much less labor intensive, we could read meters monthly rather than bi-monthly. This would help us detect potential leaks more quickly. If a meter box is filled with dirt, it could block the reading. Margie emphasized the need to find leaks as quickly as possible. Louise wants to know how much more accurate is ultrasonic over mechanical?

Gus feels Badger meters are proven products and that our community would benefit by choosing them to replace our existing (worn-out) meters.

Motion made to invite Kathy from Badger to present at our next meeting.

Motion: Bill, Second: Chuck – Motion Approved: 3 ayes, 0 nays.

5. Water Operator's Report (Val)

We are pumping 7000 gallons per day. Everything looks good. The last water table measurement was 92 feet on May 3, 2021. Val will take a new measurement soon. Brian McNeil would consider taking on the water operator position. If he does assume this position, he would come to the site once per month.

Bill proposed that we add the topic of 'backflow prevention' to the August agenda. This is now a requirement for new home construction. Val noted that we will need new boxes as well. Chuck added that installing new meters and backflow devices at the same time would be a good idea. Bill asked Gus to head a 'backflow' work group consisting of two or three people to research this issue. Gus replied that this would be a fall report. Dana emphasized the importance of educating and informing our community about our water system, which could include creating a map. This is a big project, to begin in October.

6. Meter Reader's Report (Dana)

Dana, Greg and Dick read meters at the end of the month. Approximately three penalty assessments were sent out by Dick. Overall, the meter boxes are in much better condition, making the meters easier to read.

ITEMS UP FOR A VOTE:

7. Leak Adjustment Policy (Chuck & Joey) Discuss / Approval

Based on the low cost of water, Rob thinks the \$500 reimbursement is too high. He proposed that it be reduced to a maximum reimbursement of \$250. Dana recommended that Chuck's work group reconvene one last time to reevaluate and come to a consensus.

Bill suggested that we table this vote for now and wait for the work group to amend the policy, which will go out for community review one more time. After that, the board will vote on the policy.

8. Volunteer Waiver (Gus) Discuss / Approval

Because two of our board members were not present to discuss this important topic, this agenda item is tabled until the next meeting.

9. School Portables (Gus) Discuss / Approval

All board members toured the portables. There was no discussion between the board members. Chuck, Bill and Gus all concur that the portables are in severe disrepair (especially the art building). The cost to repair one or both buildings to make them habitable is excessive. Gus does not think we need a full board present to hold a vote on this issue.

Motion made to forgo repair of the school portables.

Motion: Chuck, Second: Bill – Motion Approved: 3 ayes, 0 nays.

10. Public Comment

For consistency, Dana recommended that we include all open agenda items in each succeeding agenda, even if only as a placeholder. This way, ongoing issues will not be forgotten and will remain visible until voted on and resolved.

11. Future Agenda Items from Board Members

11.1 Bill proposed that we include the issue of 'slash at the well site' as a future agenda item. As a community, we need to discuss options and alternatives as to what to do with the slash.

11.2 Chuck proposed that we include the issue of 'drought emergency' as an agenda item. It's time to start the conversation as to what actions our community can take to conserve water.

12. Adjourn

With no other business, the Chair adjourned the meeting at 7:05 PM.

The next regular meeting will be Saturday August 21st at 6PM in the BLS Community Room.

Submitted by Mara Friedman, Board Secretary